

002.A

0005

0013.1

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

359,400 / 359,400

USE VALUE:

359,400 / 359,400

ASSESSED:

359,400 / 359,400

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-----|--------|-----------------------|
| 4-6 | | HERBERT RD, ARLINGTON |

| OWNERSHIP | | Unit #: | 1 |
|-----------|-------------------|---------|---|
| Owner 1: | COUGHLIN ROBERT D | | |
| Owner 2: | | | |
| Owner 3: | | | |

Street 1: 170 MOUNT VERNON ST

Street 2:

Twn/City: MIDDLETOWN

St/Prov: CT Cntry: Own Occ: N

Postal: 06457 Type:

PREVIOUS OWNER

Owner 1: HAYES MARY M -

Owner 2: -

Street 1: 16 BUCKMAN DRIVE

Twn/City: WINCHESTER

St/Prov: MA Cntry:

Postal: 01890

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1925, having primarily Vinyl Exterior and 969 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|----|-----------|--------|------|-----------|-------|
| 102 | Condo | | 0 | Sq. Ft. | Site | | | 0 | 0. | 0.00 | 7822 | | | | | | | | | | | G8 | 1. | | | | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 102 | 0.000 | 359,400 | | | 359,400 | | 280567 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| | | | | | | | Insp Date |
| | | | | | | | 05/10/18 |

| PREVIOUS ASSESSMENT | | | | | | | | Parcel ID | 002.A-0005-0013.1 | |
|---------------------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------|------------|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
| 2020 | 102 | FV | 354,200 | 0 | . | . | 354,200 | 354,200 | Year End Roll | 12/18/2019 |
| 2019 | 102 | FV | 366,100 | 0 | . | . | 366,100 | 366,100 | Year End Roll | 1/3/2019 |
| 2018 | 102 | FV | 324,000 | 0 | . | . | 324,000 | 324,000 | Year End Roll | 12/20/2017 |
| 2017 | 102 | FV | 295,600 | 0 | . | . | 295,600 | 295,600 | Year End Roll | 1/3/2017 |
| 2016 | 102 | FV | 295,600 | 0 | . | . | 295,600 | 295,600 | Year End | 1/4/2016 |
| 2015 | 102 | FV | 273,400 | 0 | . | . | 273,400 | 273,400 | Year End Roll | 12/11/2014 |
| 2014 | 102 | FV | 261,000 | 0 | . | . | 261,000 | 261,000 | Year End Roll | 12/16/2013 |
| 2013 | 102 | FV | 261,000 | 0 | . | . | 261,000 | 261,000 | | 12/13/2012 |

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|--------------|-----------|------|-----------|-----------|------------|----|-----|-------|-------|
| HAYES MARY M | 47391-298 | | 3/14/2007 | | 299,000 | No | No | | |

| BUILDING PERMITS | | | | | | | | | | ACTIVITY INFORMATION | | | | | | | | | |
|------------------|--------|---------|--------|-----|------------|----------|------------|---------|--|----------------------|--------------|-----|-------------|--|--|--|--|--|--|
| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | | Date | Result | By | Name | | | | | | |
| 9/12/2016 | 1100 | Re-Roof | 9,000 | C | | | | | | 5/10/2018 | Measured | DGM | D Mann | | | | | | |
| | | | | | | | | | | 3/30/2009 | Info Fm DEED | MM | Mary M | | | | | | |
| | | | | | | | | | | 3/14/2007 | External Ins | BR | B Rossignol | | | | | | |

| | | | |
|-------|--------------------------------|---|---|
| Sign: | VERIFICATION OF VISIT NOT DATA | / | / |
|-------|--------------------------------|---|---|

**USER DEFINED**

| | |
|----------------|----------|
| Prior Id # 1: | 2026 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Print Date: | |
| Print Time: | |
| 12/11/20 | 05:04:04 |
| Last Rev Date: | |
| Last Rev Time: | |
| 05/11/18 | 10:53:11 |
| danam | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

| | | | | | | | | | | | | | | | | | |
|------------------------------------|-------------------|-----------------|-----|---------------------------|--------------|-------------------------|-----|-------------------------|------------|-----|------|----------------------|------|--------|------------|------------|--------------|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | |
| Type: 99 - Condo Conv | | | | Full Bath: 1 | Rating: Good | | | | | | | | | | | | |
| Sty Ht: 1 - 1 Story | | | | A Bath: | Rating: | | | | | | | | | | | | |
| (Liv) Units: 1 | Total: 1 | | | 3/4 Bath: | Rating: | | | | | | | | | | | | |
| Foundation: 2 - Conc. Block | | | | A 3QBth: | Rating: | | | | | | | | | | | | |
| Frame: 1 - Wood | | | | 1/2 Bath: | Rating: | | | | | | | | | | | | |
| Prime Wall: 4 - Vinyl | | | | A HBth: | Rating: | | | | | | | | | | | | |
| Sec Wall: | | % | | OthrFix: | Rating: | | | | | | | | | | | | |
| Roof Struct: 1 - Gable | | | | OTHER FEATURES | | | | | | | | | | | | | |
| Roof Cover: 1 - Asphalt Shgl | | | | Kits: 1 | Rating: Good | | | | | | | | | | | | |
| Color: WHITE | | | | A Kits: | Rating: | | | | | | | | | | | | |
| View / Desir: | | | | Fpl: | Rating: | | | | | | | | | | | | |
| GENERAL INFORMATION | | | | WSFlue: | Rating: | | | | | | | | | | | | |
| Grade: C - Average | | | | CONDOS INFORMATION | | | | | | | | | | | | | |
| Year Blt: 1925 | Eff Yr Blt: | | | Location: | | | | | | | | | | | | | |
| Alt LUC: | | Alt %: | | Total Units: | | | | | | | | | | | | | |
| Jurisdct: G8 | | Fact: | . | Floor: 1 - 1st Floor | | | | | | | | | | | | | |
| Const Mod: | | | | % Own: 34.000000000 | | | | | | | | | | | | | |
| Lump Sum Adj: | | | | Name: | | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | DEPRECIATION | | | | REMODELING | | | | RES BREAKDOWN | | | | | |
| Avg Ht/FL: STD | | | | Phys Cond: GD - Good | 18. | % | | No Unit | RMS | BRS | FL | | | | | | |
| Prim Int Wall: 2 - Plaster | | | | Functional: | | % | | 1 | 5 | 2 | 1 | | | | | | |
| Sec Int Wall: | | % | | Economic: | | % | | | | | | | | | | | |
| Partition: T - Typical | | | | Special: | | % | | | | | | | | | | | |
| Prim Floors: 3 - Hardwood | | | | Override: | | % | | | | | | | | | | | |
| Sec Floors: 4 - Carpet | 25% | | | Total: | 18.6 | % | | | | | | | | | | | |
| Bsmnt Flr: 12 - Concrete | | | | CALC SUMMARY | | | | COMPARABLE SALES | | | | | | | | | |
| Subfloor: | | | | Basic \$ / SQ: | 295.00 | | | Rate | Parcel ID | Typ | Date | Sale Price | | | | | |
| Bsmnt Gar: | | | | Size Adj.: 1.35000002 | | | | | | | | | | | | | |
| Electric: 3 - Typical | | | | Const Adj.: 0.98745072 | | | | | | | | | | | | | |
| Insulation: 2 - Typical | | | | Adj \$ / SQ: 393.252 | | | | | | | | | | | | | |
| Int vs Ext: S | | | | Other Features: 60500 | | | | | | | | | | | | | |
| Heat Fuel: 1 - Oil | | | | Grade Factor: 1.00 | | | | | | | | | | | | | |
| Heat Type: 3 - Forced H/W | | | | NBHD Inf: 1.00000000 | | | | | | | | | | | | | |
| # Heat Sys: 1 | | | | NBHD Mod: | | | | | | | | | | | | | |
| % Heated: 100 | | % AC: | | LUC Factor: 1.00 | | | | | | | | | | | | | |
| Solar HW: NO | | Central Vac: NO | | Adj Total: 441561 | | | | | | | | | | | | | |
| % Com Wall | | % Sprinkled: | | Depreciation: 82130 | | | | | | | | | | | | | |
| | | | | Depreciated Total: 359431 | | | | | | | | | | | | | |
| MOBILE HOME | | | | WtAv\$/SQ: | AvRate: | Ind.Val | | | | | | | | | | | |
| Make: | | Model: | | | | | | | | | | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | Serial #: | | Year: | | | | | | | | | | | |
| PARCEL ID 002.A-0005-0013.1 | | | | | | | | | | | | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value |
| More: N | Total Yard Items: | | | | | Total Special Features: | | | | | | | | Total: | | | |